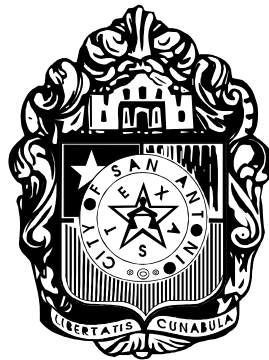


**CITY OF SAN ANTONIO, TEXAS**  
**Neighborhood Action Department**



**Lackland Hills**  
**Tax Increment Reinvestment Zone Thirteen**  
**FY 2005 Annual Report**

**Participation Levels of City (100%), and Bexar County**  
**(100% of Operation and Maintenance portion of tax rate)**

**December 31, 2005**

## **Lackland Hills Subdivision Final Reinvestment Zone Financing Plan**

### **Introduction**

The Lackland Hills Subdivision is located in the west section of the City of San Antonio south of Highway 90 and within Loop 410 at Medina Base Road and Palm Valley Drive. The development is in the South San and Southwest Independent School Districts and encompasses 39.006 acres. The 2001 base value is \$120,000 and the new value to be added is estimated at \$16,708,900. The project includes 184 single-family homes with an average sales price of \$90,250. Average sales prices range between \$87,000 and \$94,000. The total public infrastructure capital cost is estimated at \$1,696,850. The Developer is Lackland Hills Joint Venture, a partnership formed October 1, 2000 to develop this project. The venture has limited experience developing small-scale projects in San Antonio. Performance and payment bonds will be provided in connection with public infrastructure improvements associated with the project. The life of the Tax Increment Reinvestment Zone (TIRZ) is projected to be 24.81 years with the TIRZ being in existence through fiscal year 2026.

### **Public Infrastructure**

The public infrastructure improvements and related capital costs include site work, streets and approaches, drainage, sewer, water, electric, street lights, platting fees, engineering/surveying fees, geo-technical, contingency, construction management, and site security. The capital cost is estimated at \$1,696,850.

### **Plan of Finance**

The base value of the TIRZ is \$120,000. Projected captured values that would be taxed to produce revenues to pay for the capital costs of the public infrastructure improvements commences in tax year 2004 with collections commencing in tax year 2004 (fiscal year 2005). Captured values grow from \$102,900 in tax year 2004 to \$16,708,900 in tax year 2025.

The taxing jurisdictions and tax rate per \$100 valuation utilized in the analysis include: City of San Antonio at \$0.578540 and Bexar County at \$0.287407. This produces annual revenue of \$869 in fiscal year 2006; \$48,111 in fiscal year 2007; \$118,214 in fiscal year 2008; \$141,073 in fiscal years 2009 through 2026. No growth in tax rate or values is assumed.

The cost of the public infrastructure improvements is incurred by the Developer and paid over time from revenues produced by the TIRZ. In addition to the capital costs, other costs to be paid from TIRZ revenues include the City's financial advisor and certain City

of San Antonio and/or Administrator fees. Revenues derived from the TIRZ will be used to pay costs in the following order of priority of payment: (i.) to the payment of initial costs associated with the creation of the TIRZ incurred by the governmental entities participating in the TIRZ; (ii.) to all other ongoing administrative fees pertaining to the City and to Bexar County; and (iii.) to the Developer, on an annual basis, as TIRZ revenues are available for such payments.

The Developer's capital cost incurred for public infrastructure improvements is \$1,696,850. Revenues from the TIRZ are used to pay this amount plus financing costs if any on the unpaid balance at a rate of 4.54%. Developer payments are scheduled to begin in fiscal year 2005. Any negative carry by the Developer would add additional interest to be paid to the Developer at an interest rate of 4.54%. The earliest projected payoff of the capital cost would occur in fiscal year 2026 and includes an estimated Developer contribution of \$444,909.

The TIRZ collections for this project shall not extend beyond September 30, 2026, and may be terminated earlier once each taxing entity has deposited its respective amount described in the table below.

<b>TABLE – TIRZ Contributions</b>		
Participating Taxing Entities	Maximum Dollar Contributions	Max. Length of Contribution
City of San Antonio	\$ 2,113,444.43	September 30, 2026
Bexar County	\$ 1,028,407.30	September 30, 2026
<b>Maximum Reimbursable Amt.</b>	<b>\$ 3,141,851.73</b>	

\* Maximum Dollar Contributions are based on Original Finance Plan dated November 22, 2005.

### **Limited Obligation of the City or Participating Governmental Entities**

The City and Participating Governmental Entities shall have a limited obligation to impose, collect taxes, and deposit such tax receipts into a TIRZ fund so long as the project is viable and capital costs incurred by the Developer have not been fully paid. The TIRZ collections for this project shall not extend beyond September 30, 2026, and may be terminated prior to September 30, 2026, upon payment of public improvements capital costs incurred by the Developer totaling \$1,696,850 or for the failure of the Developer to perform, or for any other reason deemed statutorily appropriate by the City and the Participating Governmental Entities.

Any costs incurred by the Developer are not and shall never in any event become general obligations or debt of the City or any of the Participating Governmental Entities. The public improvement infrastructure costs incurred by the Developer shall be paid solely from the TIRZ revenues and shall never constitute a debt, indebtedness or a pledge of the faith and credit or taxing power of the State, the City, the Participating Governmental Entities, any political corporation, subdivision, or agency of the State.

### **Developer's Risk**

All financing, developmental costs, construction costs, improvements, damages, or other costs incurred with respect to this project are at the sole risk of the Developer. Neither the City nor any Participating Governmental Entity shall incur any risk whatsoever associated with the development, construction, completion or failure of the project. In the event that the project fails, is abandoned by the Developer or for any reason is not completed, the City shall have the right to terminate the TIRZ and any funds remaining in the TIRZ account shall be distributed to the City and Participating Governmental Entities on a pro rata basis in accordance with each entity's participation level.

### **Compliance**

The Developer shall comply with all federal, state and local laws, rules and regulations.

### **Reporting**

The Developer shall submit a project status report and financial report on a quarterly basis to the City.

### **Inspection**

The City, Participating Governmental Entities, or Administrator shall have the right to inspect the project site or sites and the premises of the Developer without notice.

**City of San Antonio**  
**Lackland Hills - TIF Reinvestment Zone**  
**Summary Fact Sheet**  
**November 22, 2005**

Agenda: Preliminary Finance Plan

Plan of Finance:	Site Area	39.006	Acres
	Single Family Development	29.326	Acres
	Flood Right-of-Way	8.991	Acres
	Drainage Detention	0.689	Acres

Base Value (2001) In City	\$	120,000	
* Average Single Family Home Price	\$	90,250	Per home
Annual average range		\$87,000 - \$94,000	

Project Year:			
Single Family Development	2005	62	Single Family Homes
	2006	92	Single Family Homes
	2007	30	Single Family Homes
Total		<u>184</u>	

Experience of Developer:  
Lackland Hills Joint Venture  
San Antonio, Texas

The Lackland Hills Joint Venture was created October 1, 2000 to develop this project. The venture has limited experience developing small scale projects in San Antonio. Famco Construction built 45 homes during 1999 to 2003

Francisco D. Moreno	49.5%
Gordon A. Woods	49.5%
FAMCO Construction	<u>1.0%</u>
	100.0%

Rosin-Johnson, Inc  
San Antonio, Texas

A civil engineering firm that has experience with subdivision planning, design and construction.

Performance Bonds: See Development Agreement

Payment Bonds: See Development Agreement

Assumptions:	Captured Value	\$	16,708,900	
	Assessed Value Growth Factor		0.00%	
	Collection Rate		97.50%	
	Estimated Total TIF Revenues	\$	2,706,507	
	Estimated TIF Life (12/13/2001 to 9/30/2026)		24.81	Years

\* Average single family home price is determined as the total value of new development divided by the number of single family homes.

## Lackland Hills - TIF Reinvestment Zone

### Sources and Uses

#### Sources of Funds

TIF Revenues	\$ 2,706,507
Developer Contribution	\$ 444,909
<b>Total Sources of Funds</b>	<b>\$ 3,151,416</b>

#### Uses of Funds

	Phase I 2004	Phase II 2005	Phase III 2006	Phase IV 2007	Total Infrastructure Improvements
Begin Construction Single Family Units	0	62	92	30	184

#### Public Improvements

##### Hard Cost

Site Work	\$ 178,000	\$ 12,000	\$ -	\$ -	\$ 190,000
Streets & Approaches	\$ 236,000	\$ 274,000	\$ -	\$ -	\$ 510,000
Drainage	\$ 16,000	\$ 89,000	\$ -	\$ -	\$ 105,000
Sewer	\$ 231,000	\$ 29,000	\$ -	\$ -	\$ 260,000
Water	\$ 197,000	\$ 48,000	\$ -	\$ -	\$ 245,000
Electric	\$ 46,216	\$ -	\$ -	\$ -	\$ 46,216
Street Lights	\$ 21,756	\$ -	\$ -	\$ -	\$ 21,756
Platting Fees	\$ 15,044	\$ 9,715	\$ -	\$ -	\$ 24,759
<b>Hard Cost Total</b>	<b>\$ 941,016</b>	<b>\$ 461,715</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,402,731</b>

##### Soft Cost

Engineering-Surveying	\$ 175,000	\$ 20,000	\$ 6,000	\$ 3,000	\$ 204,000
Geo-technical Testing	\$ 4,119	\$ 20,000	\$ -	\$ -	\$ 24,119
Contingency	\$ -	\$ 15,000	\$ 10,000	\$ 5,000	\$ 30,000
Construction Management	\$ 12,000	\$ -	\$ -	\$ -	\$ 12,000
Site Security	\$ -	\$ 8,000	\$ 12,000	\$ 4,000	\$ 24,000
<b>Soft Cost Total</b>	<b>\$ 191,119</b>	<b>\$ 63,000</b>	<b>\$ 28,000</b>	<b>\$ 12,000</b>	<b>\$ 294,119</b>

<b>Grand Total</b>	<b>\$ 1,132,135</b>	<b>\$ 524,715</b>	<b>\$ 28,000</b>	<b>\$ 12,000</b>	<b>\$ 1,696,850</b>
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<b>Total Infrastructure</b>	<b>\$ 1,696,850</b>
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<b>Financing Cost @ 4.54%</b>	<b>\$ 1,019,566</b>
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<b>Total Payments to Lackland Hills</b>	<b>\$ 2,716,416</b>
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<b>Total Admin. Expenses</b>	<b>\$ 435,000</b>
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<b>Grand Total</b>	<b>\$ 3,151,416</b>
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<b>Project Financing Surplus (Shortage)</b>	<b>\$ 0</b>
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## Lackland Hills - TIF Reinvestment Zone

### Projected Tax Increment Revenue

Tax Year	Tax Increment Zone				City of San Antonio**			Bexar County**			Combined TIF Collections	Fiscal Year Ending
	Beginning Assessed Value	Annual Value of New Development	Projected Year-End Assessed Value	Projected Captured Value	Captured Taxable Value	Tax Rate Contribution	Tax Increments	Captured Taxable Value	Tax Rate Contribution*	Tax Increments		
2001	120,000	-	120,000	-	-	0.578540	-	-	0.320756	-	-	2002
2002	120,000	-	120,000	-	-	0.578540	-	-	0.317571	-	-	2003
2003	120,000	-	120,000	-	-	0.578540	-	-	0.320952	-	-	2004
2004	120,000	102,900	222,900	102,900	102,900	0.578540	-	102,900	0.281519	-	-	2005
2005	222,900	-	222,900	102,900	102,900	0.578540	580	102,900	0.287407	288	869	2006
2006	222,900	5,595,500	5,818,400	5,698,400	5,698,400	0.578540	32,143	5,698,400	0.287407	15,968	48,111	2007
2007	5,818,400	8,303,000	14,121,400	14,001,400	14,001,400	0.578540	78,979	14,001,400	0.287407	39,235	118,214	2008
2008	14,121,400	2,707,500	16,828,900	16,708,900	16,708,900	0.578540	94,251	16,708,900	0.287407	46,822	141,073	2009
2009	16,828,900	-	16,828,900	16,708,900	16,708,900	0.578540	94,251	16,708,900	0.287407	46,822	141,073	2010
2010	16,828,900	-	16,828,900	16,708,900	16,708,900	0.578540	94,251	16,708,900	0.287407	46,822	141,073	2011
2011	16,828,900	-	16,828,900	16,708,900	16,708,900	0.578540	94,251	16,708,900	0.287407	46,822	141,073	2012
2012	16,828,900	-	16,828,900	16,708,900	16,708,900	0.578540	94,251	16,708,900	0.287407	46,822	141,073	2013
2013	16,828,900	-	16,828,900	16,708,900	16,708,900	0.578540	94,251	16,708,900	0.287407	46,822	141,073	2014
2014	16,828,900	-	16,828,900	16,708,900	16,708,900	0.578540	94,251	16,708,900	0.287407	46,822	141,073	2015
2015	16,828,900	-	16,828,900	16,708,900	16,708,900	0.578540	94,251	16,708,900	0.287407	46,822	141,073	2016
2016	16,828,900	-	16,828,900	16,708,900	16,708,900	0.578540	94,251	16,708,900	0.287407	46,822	141,073	2017
2017	16,828,900	-	16,828,900	16,708,900	16,708,900	0.578540	94,251	16,708,900	0.287407	46,822	141,073	2018
2018	16,828,900	-	16,828,900	16,708,900	16,708,900	0.578540	94,251	16,708,900	0.287407	46,822	141,073	2019
2019	16,828,900	-	16,828,900	16,708,900	16,708,900	0.578540	94,251	16,708,900	0.287407	46,822	141,073	2020
2020	16,828,900	-	16,828,900	16,708,900	16,708,900	0.578540	94,251	16,708,900	0.287407	46,822	141,073	2021
2021	16,828,900	-	16,828,900	16,708,900	16,708,900	0.578540	94,251	16,708,900	0.287407	46,822	141,073	2022
2022	16,828,900	-	16,828,900	16,708,900	16,708,900	0.578540	94,251	16,708,900	0.287407	46,822	141,073	2023
2023	16,828,900	-	16,828,900	16,708,900	16,708,900	0.578540	94,251	16,708,900	0.287407	46,822	141,073	2024
2024	16,828,900	-	16,828,900	16,708,900	16,708,900	0.578540	94,251	16,708,900	0.287407	46,822	141,073	2025
2025	16,828,900	-	16,828,900	16,708,900	16,708,900	0.578540	94,251	16,708,900	0.287407	46,822	141,073	2026
\$ 16,708,900					\$ 1,808,220			\$ 898,287			<u>2,706,507</u>	
Existing Annual Value Growth Factors					Participation Level			Participation Level				
Years 2001-2003				0.00%	Tax Rate Growth Factor			Tax Rate Growth Factor				
Thereafter				0.00%	Tax Rate Collection Factor			Tax Rate Collection Factor				
Combined Compound Growth Rate				0.00%	97.50%			97.50%				

\* Bexar County Participation at only the Operation and Maintenance tax rate not the total tax rate

\*\* Captured Taxable Value for each Participating Taxing Entities differ due to the exemption by each Taxing Entities.

\*\*\* Revenue projections are subject to fluctuate annually with future tax rates.

**Lackland Hills - TIF Reinvestment Zone**  
**Reimbursement for Public Improvements**

	Fiscal Year Ending	TIF Revenue	Cumulative TIF Revenues	Expenses for Pub. Imp. Infrastructure	Admin. Exp.*	Interest on Deficit	TIF Fund Balance
1-Sep-02	2002	-	-	-	75,000	-	(75,000)
1-Sep-03	2003	-	-	-	15,000	(3,405)	(93,405)
1-Sep-04	2004	-	-	15,584	15,000	(4,241)	(128,229)
1-Sep-05	2005	-	-	43,993	15,000	(5,822)	(193,043)
1-Sep-06	2006	869	869	56,818	15,000	(8,764)	(272,757)
1-Sep-07	2007	48,111	48,980	56,818	15,000	(12,383)	(308,847)
1-Sep-08	2008	118,214	167,194	94,318	15,000	(14,022)	(313,973)
1-Sep-09	2009	141,073	308,267	107,116	15,000	(14,254)	(309,270)
1-Sep-10	2010	141,073	449,340	106,755	15,000	(14,041)	(303,992)
1-Sep-11	2011	141,073	590,413	106,303	15,000	(13,801)	(298,024)
1-Sep-12	2012	141,073	731,486	104,761	15,000	(13,530)	(290,242)
1-Sep-13	2013	141,073	872,559	104,173	15,000	(13,177)	(281,519)
1-Sep-14	2014	141,073	1,013,632	103,494	15,000	(12,781)	(271,721)
1-Sep-15	2015	141,073	1,154,705	102,725	15,000	(12,336)	(260,710)
1-Sep-16	2016	141,073	1,295,778	100,865	15,000	(11,836)	(247,338)
1-Sep-17	2017	141,073	1,436,851	99,959	15,000	(11,229)	(232,453)
1-Sep-18	2018	141,073	1,577,923	98,963	15,000	(10,553)	(215,896)
1-Sep-19	2019	141,073	1,718,996	97,876	15,000	(9,802)	(197,501)
1-Sep-20	2020	141,073	1,860,069	96,698	15,000	(8,967)	(177,092)
1-Sep-21	2021	141,073	2,001,142	95,429	15,000	(8,040)	(154,488)
1-Sep-22	2022	141,073	2,142,215	94,069	15,000	(7,014)	(129,498)
1-Sep-23	2023	141,073	2,283,288	92,619	15,000	(5,879)	(101,923)
1-Sep-24	2024	141,073	2,424,361	91,078	15,000	(4,627)	(71,555)
1-Sep-25	2025	141,073	2,565,434	89,446	15,000	(3,249)	(38,176)
1-Sep-26	2026	141,073	2,706,507	85,723	15,000	(1,733)	441
		\$ 2,706,507		\$ 2,045,580	\$ 435,000	\$ (225,486)	

\* Annual Administrative Expenses from FY 2003 - FY 2026 includes a \$2,000 annual administrative expense for Bexar County



**Lackland Hills - TIF Reinvestment Zone  
Participation**

Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Project	TIF Revenues	TIF Expenses
San Antonio	0.5785400	100%	0.5785400	66.81%	\$ 1,808,220	\$ 2,105,464
Bexar County	0.2874070	100%	0.2874070	33.19%	\$ 898,287	\$ 1,045,952
Total	0.8659470		0.8659470	100.00%	\$ 2,706,507	\$ 3,151,416

**Lackland Hills - TIF Reinvestment Zone**  
**Projected New Value of Tax Increment**

Tax Year	2004	2005	Phase I 2006	Phase II 2007	Phase III 2008	Total	Cumulative Total
2004	\$ 102,900					\$ 102,900	\$ 102,900
2005		\$ -				\$ -	\$ 102,900
2006			\$ 5,595,500			\$ 5,595,500	\$ 5,698,400
2007				\$ 8,303,000		\$ 8,303,000	\$ 14,001,400
2008					\$ 2,707,500	\$ 2,707,500	\$ 16,708,900
2009						\$ -	\$ 16,708,900
2010						\$ -	\$ 16,708,900
2011						\$ -	\$ 16,708,900
2012						\$ -	\$ 16,708,900
2013						\$ -	\$ 16,708,900
2014						\$ -	\$ 16,708,900
2015						\$ -	\$ 16,708,900
	<u>\$ 102,900</u>	<u>\$ -</u>	<u>\$ 5,595,500</u>	<u>\$ 8,303,000</u>	<u>\$ 2,707,500</u>	<u>\$ 16,708,900</u>	

\$ -	Commercial New Value
\$ 16,708,900	Residential New Value
\$ -	Multi Family New Value
<u>\$ 16,708,900</u>	<u>Total New Value</u>

**Lackland Hills - TIF Reinvestment Zone**  
**Projected Uses of Tax Increment**  
**Construction Completed Cost**

Tax Year	Phase I 2004	Phase II 2005	Phase III 2006	Phase IV 2007	Total
2004	\$ 1,132,135				\$ 1,132,135
2005		\$ 524,715			\$ 524,715
2006			\$ 28,000		\$ 28,000
2007				\$ 12,000	\$ 12,000
2008					\$ -
2009					\$ -
	<u>\$ 1,132,135</u>	<u>\$ 524,715</u>	<u>\$ 28,000</u>	<u>\$ 12,000</u>	<u>\$ 1,696,850</u>

## Lackland Hills - TIF Reinvestment Zone

### Projected Tax Increment Revenue

**November 22, 2005**

#### Principal and Interest Requirements

Date	Principal	Interest Rate	Interest	Semi-annual Debt Service	Annual Debt Service
03/01/02	-		-	-	
09/01/02	-	4.54%	-	-	-
03/01/03	-		-	-	
09/01/03	-	4.54%	-	-	-
03/01/04	-		-	-	
09/01/04	-	4.54%	15,584	15,584	15,584
03/01/05	-		15,584	15,584	
09/01/05	-	4.54%	28,409	28,409	43,993
03/01/06	-		28,409	28,409	
09/01/06	-	4.54%	28,409	28,409	56,818
03/01/07	-		28,409	28,409	
09/01/07	-	4.54%	28,409	28,409	56,818
03/01/08	-		28,409	28,409	
09/01/08	37,500.00	4.54%	28,409	65,909	94,318
03/01/09	-		27,558	27,558	
09/01/09	52,000.00	4.54%	27,558	79,558	107,116
03/01/10	-		26,377	26,377	
09/01/10	54,000.00	4.54%	26,377	80,377	106,755
03/01/11	-		25,152	25,152	
09/01/11	56,000.00	4.54%	25,152	81,152	106,303
03/01/12	-		23,880	23,880	
09/01/12	57,000.00	4.54%	23,880	80,880	104,761
03/01/13	-		22,587	22,587	
09/01/13	59,000.00	4.54%	22,587	81,587	104,173
03/01/14	-		21,247	21,247	
09/01/14	61,000.00	4.54%	21,247	82,247	103,494
03/01/15	-		19,863	19,863	
09/01/15	63,000.00	4.54%	19,863	82,863	102,725
03/01/16	-		18,432	18,432	
09/01/16	64,000.00	4.54%	18,432	82,432	100,865
03/01/17	-		16,980	16,980	
09/01/17	66,000.00	4.54%	16,980	82,980	99,959
03/01/18	-		15,481	15,481	
09/01/18	68,000.00	4.54%	15,481	83,481	98,963
03/01/19	-		13,938	13,938	
09/01/19	70,000.00	4.54%	13,938	83,938	97,876
03/01/20	-		12,349	12,349	
09/01/20	72,000.00	4.54%	12,349	84,349	96,698
03/01/21	-		10,714	10,714	
09/01/21	74,000.00	4.54%	10,714	84,714	95,429
03/01/22	-		9,035	9,035	
09/01/22	76,000.00	4.54%	9,035	85,035	94,069
03/01/23	-		7,309	7,309	
09/01/23	78,000.00	4.54%	7,309	85,309	92,619
03/01/24	-		5,539	5,539	
09/01/24	80,000.00	4.54%	5,539	85,539	91,078
03/01/25	-		3,723	3,723	
09/01/25	82,000.00	4.54%	3,723	85,723	89,446
03/01/26	-		1,861	1,861	
09/01/26	82,000.00	4.54%	1,861	83,861	85,723
	<u>\$ 1,251,500</u>		<u>\$ 794,080</u>	<u>\$ 2,045,580</u>	<u>\$ 2,045,580</u>